



The entire home features panoramic views of the marina and the channel, but one of the most impressive views can be found in the master bathroom, above, from the Jacuzzi tub.

MARINA

Continued from H41

said. "We are the last boat dock community that is going to be built on this coast, and our waterway will soon be priceless."

Upon approach, it becomes clear exactly what she means.

Winding through the quiet and charming streets of Westport, a feel of the marina lifestyle becomes palpable. From yachts to small buoys, water crafts of all shapes and sizes can be seen docked at slips behind every home, evoking images of dockside parties, days at sea and evenings out on the water with family and friends as residents of the area load and unload their sea crafts.

This estate sits on a corner lot featuring approximately 229 feet of usable dock space and an enormous deck that has been built with style and upscale entertainment in mind. There is certainly plenty of space to host events here and to impress guests who will stream through the airy home and enjoy both the glamorous interior along with the gorgeous weather outdoors that Ventura County is so famous for. Just imagine watching the sunset over the marina while you relax on the deck, or even better, in the Jacuzzi tub in the master bathroom. And more surprises await.

Entering through a small wrought iron gate designed with delicate ornamentation, visitors are first greeted by a quaint fountain that flows in the courtyard. Walking up a flagstone path, they enter the home through an ornate, solid wood door and into the foyer. A dramatic staircase with detailed iron rails and plush carpet wraps around the space, leading upstairs, but visitors' attentions will be drawn through the foyer and the bonus room to a view of the marina behind the house. This space is finished with travertine tile floors and painted in a soft, buttercream color giving it a welcoming feel. Niches have been cut into the walls to display artwork under recessed lights and directly above, there is ample room for an elegant light fixture or chandelier that would complete the space as an exhibition of pure splendor.

From here a natural flow takes over. Heading straight toward the bonus room, which is presently serving as a billiard room, a formal dining room is tucked into a fold to

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\$5.3 million
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the right. Open and airy with stone floors and high ceilings graced with crown molding that flows throughout the home, this space is brightened by the sunlight dripping in through the french doors on the far wall. These doors overlook the back deck and offer splendid views of the waterway which leads straight out to the ocean. A crystal chandelier hangs above the dining area, making this a complete space for elegant epicurism.

To the left of the short hall, the home opens into a fabulous great room that is exceptional in its brightness. Large windows allow in copious amounts of light reflected by the stone floors and the light colored fixtures. The kitchen is open with a light granite gracing most surfaces including the counters, the backsplash and the enormous island in the center of the room. This island is ideal for preparing, enjoying and serving food to guests during a large gathering. In general, it is a chef's dream kitchen featuring upgraded cabinetry, appliances and other amenities and it opens onto a large living room with a gorgeous fireplace.

But the luxurious accents in the great room are seemingly overshadowed by the extravagance that lies only steps away beckoning guests outdoors.

Through another set of French doors, guests will find a magnificent gathering area on an enormous deck complete with dock access. This deck wraps around the home with a gentle curve making it seem as one space welcoming relaxation and a inspiring leisure. Here the view is incredible and the atmosphere is undeniable. The deck includes everything that might be necessary for entertaining day and night. A fireplace looms, serving to warm the cool evening air that settles into the marina throughout the year and is complimented by a large seating area that can accommodate upwards of twenty guests if need be.



A weather-resistant material was used to construct the deck which wraps around this dockside home to make it durable, low-maintenance and a gorgeous environment for entertaining.

Dolan says success is in the attitude

Selling real estate in the marina takes a special mindset, a certain amount of creativity, and a solid sense of what the harbor community is all about. Few other Realtors have these things the way Kim Dolan does.

Dolan has lived in Oxnard's Mandalay Beach area for many years, and has long been the top-selling agent in the area.

The secret to her success, she says, is all in the attitude.

She believes it's important to realize that people who buy property in the harbor are not just buying a house: "My clientele are people who are buying a dream."

Many of her clients, Dolan asserts, are retirees who have dreamed for years of living on the water, and have liquidated all their other assets in order to do so.

Dolan therefore encourages clients from out of town to come and spend a couple of days in Oxnard's



Kim Dolan took more than 65 prospective clients aboard the Scarlett Belle riverboat to introduce them to the Dockside lifestyle.

harbor and get sense of what the community is all about and the amenities it offers. And she would know plenty about that since she has lived on the secondary channel for many years.

Living in the area is a huge advantage when it comes to selling homes, she says. Dolan knows and can explain the rules and regulations of the waterways and understands the details that clients are looking for.

"Because I live on the water, I know what people are looking for. Living here, I really can sell it," she said. For Dolan, living in the harbor is far more than a marketing tool, though.

It is her own dream, and she considers herself very much a part of the community. She is a member of the Channel Islands and Pacific Corinthian yacht clubs, organizes an enormous annual community yard sale and affectionately is known to residents as "Mrs. Dockside."

The deck sprawls from here toward a custom outdoor kitchen that features a built in barbecue, refrigerator and an oversized, handcrafted sitting bar to serve meals, champagne or cocktails depending on the nature of the event. A babbling brook with waterfalls adds ambiance to the space and a flagstone fire pit beyond blends in perfectly. Those guests who were unable to find space around the fireplace will find warmth here as they settle in to enjoy the sunset.

The main floor of the home also brags of a spacious bedroom with a private bathroom and entrance from the garage. This space could easily serve as a guest room or an in-law's suite.

Upstairs, find four more bedrooms including the master suite with magnificent views all around.

From the stop of the stairs, the flooring becomes distressed hardwood and speaks of pure luxury

in flow. The rooms are each complete with plush carpeting to be sure that waking up in the morning is not a shock to the feet. Crown molding flows through the entire space, and large, hardwood cabinets can be found seemingly everywhere to provide bountiful storage.

But surprisingly, it is the highly upgraded bathrooms that steal the show up here. With stone, decorative tiles and designer features, each one was designed with elegance in mind and they exude relaxation. The master bathroom, of course, is the most impressive of all.

Enter through an arched doorway (all of the upstairs doorways are arched adding architectural richness) into a space with spa-like relation built-in. In the center of the room, a Jacuzzi tub juts out from a wall of windows that overlook the marina. On either side, lightwood cabinets line the walls. The right side of the room designed with a gorgeous

vanity and a floating sink that sits above the marble counterstop.











The left side was created in perfect symmetry with plenty of storage space and another floating sink. The shower can be found down a short hall leading to one of the two walk-in closets found in the suite, and was designed as a steam shower. And to be sure that the panoramic views are enjoyed from every inch of the home, a window has been carved into the back of the shower facing out toward the water.

Serenity prevails in this home, and added luxury can be found with the private boat dock that lies directly behind house. This unique estate has both prime Southern and Western exposure and panoramic main channel views including a menagerie of crossing vessels. Truly a must see, private tours can be scheduled by contacting listing agent Kim Dolan at 341-4495 or by visiting <http://www.mrsdockside.com>.

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